

Minutes of the Housing Authority of the County of Dodge

The Dodge County Housing Authority met Wednesday, October 23, 2019 in the board room of the Housing Authority office located at 491 E Center Street, Juneau, Wisconsin.

The meeting was called to order at 8:30 am by Glenn Stousland, Chairman.

Roll Call: Glenn Stousland, Mary Reak, Shirley Kitchen

Absent: Becky Glewen, Eugene Wurtz

Also Present: Donna Braun, Executive Director and Jamie Rhodes, Housing Supervisor

Pledge of Allegiance

Verification of proper Mary Reak to approve the agenda. The motion was seconded by Shirley Kitchen. Motion carried.

Motion was made by Shirley Kitchen to approve the September 25, 2019 board minutes. The motion was seconded by Mary Reak. Motion carried. Motion was made by Mary Reak to approve the minutes of the October 17, 2019 board tour minutes. Motion was seconded by Shirley Kitchen. Motion Carried.

Public Forum- None

Communications- None

The Financial reports were reviewed. A motion was made by Shirley Kitchen and seconded by Mary Reak to approve the financial reports as presented. Motion carried.

Bills for Dodge 1, 6, OGLLC, HA and HUD were presented. Board reviewed D6 check number 118285. D6 Elevator repair. Motion was made Mary Reak and seconded by Shirley Kitchen to approve the bills and pay as due. Motion carried.

Unfinished Business:

Dodge 1, 6 and OGLLC Occupancy Report for period October 2019.

Theresa	12-11	Burnett	12-12	Iron Ridge	8-8	Waupun	48-45
Ashippun	12-11	Lowell	12-10	Juneau	15-14	Oak Gove	24-24
Reeseville	14-14	Hustisford	14-14	Beaver Dam	17-17		

Progress report on Housing Choice Voucher Section 8 Program: Vouchers – 123+ 2 port out

Occupancy report- Reviewed details of occupancy report.

Maintenance report- OGLLC Bldg D water heater needed replacement over the weekend. InterQuest installed router and working on internet. Reeseville water department contacted us about a large increase and we found the water leak. Waupun building 100 elevator needed door safety edge replacement \$3665.

Tenant/Program participation report- Reviewed details of Tenant/Program Participation Report.

Management Report- A133 unaudited resubmission need additional information and is under HUD review. Rural Development referred Village of Footville to speak to Donna. Mayville School District requested applications and program information. Donna, Shirley and Glenn attended Sheriff Department landlord training. Donna and Jamie each attended 1 day of WAHA conference.

Oak Grove Development Phase 2- Continued meetings to finalize site map, engineering and confirmation of setbacks and easement requirements. NEF due diligence monthly meetings. We received the HOME funds award of \$499,968. Finalizing commitment letter and first tier review with WHEDA.

WHEDA Conference Report – Donna was invited to sit at Deputy Executive Director Kim Plache's table and had opportunity to meet the new WHEDA director Joaquin Altoro, Deputy Director Kim Plache and Assistant Deputy Director May yer Thao as well as other WHEDA contacts. There was a lot of positive interest in the Phase 2 project.

Old Business: None.

New Business:

- A. A motion was made by Mary Reak to approve the renewal of Senior Dining Program in Reeseville.
The motion was seconded by Shirley Kitchen. Motion carried.
- B. HCV Fair Market Rents/2020 Payment Standards-tabled
- C. HCV 2020 Utility Allowance-tabled

Announcements: November's meeting will take place at OGLLC meeting room, 905 Division St Horicon Bldg
A. December's board meeting will be moved to December 18, 2019.

A motion was made by Shirley Kitchen to adjourn. The motion was seconded by Mary Reak. Motion carried.

Meeting adjourned at 10:07 a.m.

Glenn Stousland, Chairperson

Donna Braun, Executive Director

DODGE COUNTY HOUSING AUTHORITY

491 East Center Street

Juneau, WI 53039

Office 920-386-2866

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OCCUPANCY REPORT---Rural Development

October 1, 2019

Move-Outs/Move Ins

November 1, 2019

Dodge 1

Theresa 12-11
Ashippun 12-11
Reeseville 14-14
Burnett 12-12
Hustisford 14-14
Lowell 12-10
Iron Ridge 8-8
Juneau 15-14
Beaver Dam 17-17
Total Vacancies 116 -111
Percent Vacancy 4.3%

1 M/I

1 M/O

Theresa 12-11
Ashippun 12-12
Reeseville 14-14
Burnett 12-11
Hustisford 14-14
Lowell 12-10
Iron Ridge 8-8
Juneau 15-14
Beaver Dam 17-17
Total Vacancies 116 - 111
Percent Vacancy 4.3% YTD 3.91%

Dodge 6

Waupun 48- 45
Total Vacancies 48-3
Percent Vacancy 6.3%

Waupun 48-45
Total Vacancies 48 - 3
Percent Vacancy 6.3% YTD 2.94%

Dodge 8/OGLLC

Oak Grove 24 -24
Percent Vacancy 0%

2 M/O

Oak Grove 24-22
Percent Vacancy 8.3% YTD 3.59%

All Units 188 /180 3.65%

All Units 188/180 4.25%

HUD HOUSING CHOICE VOUCHER PROGRAM

October 1, 2019

Total program participants paid by Dodge County 123 + 2 port out = 125 total

November 1, 2019

Less 0 household removed
Less 2 households voluntarily off -
Less 0 port out absorbed
Less 0 voucher searching
Added 0 Port In absorbed
Added 3 New
Added 0 voucher searching back on program
Program Participants in Dodge County 124
Paying for port out 3
Total program participants we are paying for 127
Current program participants searching 0
Current Vouchers Issued 5
Waiting List / with local preference, and not very low 2969/3431 *** see back page

Prepared – November 22, 2019

